018.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,188,500 / 1,188,500
					USE VALUE:	1,188,500 / 1,188,500
					ASSESSED:	1,188,500 / 1,188,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARUSO PETER T & JOAN E/TRS
Owner 2:	PETER T CARUSO TRUST
Owner 3:	JOAN E CARUSO TRUST
Street 1:	40 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PETER T/JOAN E -
Owner 2:	-
Street 1:	40 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,738 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 3768 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6738.000	659,700		528,800	1,188,500
Total Card	0.155	659,700		528,800	1,188,500
Total Parcel	0.155	659,700		528,800	1,188,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.39 | /Parcel: 315.3

Legal Description

User Acct 12756

GIS Ref

GIS Ref

Insp Date 09/20/16

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0007.0

!1523!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	659,700	0	6,738.	528,800	1,188,500	1,188,500	Year End Roll	12/18/2019
2019	101	FV	471,200	0	6,738.	684,400	1,155,600	1,155,600	Year End Roll	1/3/2019
2018	101	FV	471,200	0	6,738.	435,500	906,700	906,700	Year End Roll	12/20/2017
2017	101	FV	471,200	0	6,738.	398,200	869,400	869,400	Year End Roll	1/3/2017
2016	101	FV	471,200	0	6,738.	323,500	794,700	794,700	Year End	1/4/2016
2015	101	FV	444,800	0	6,738.	323,500	768,300	768,300	Year End Roll	12/11/2014
2014	101	FV	444,800	0	6,738.	294,900	739,700	739,700	Year End Roll	12/16/2013
2013	101	FV	444,800	0	6,738.	280,600	725,400	725,400		12/13/2012

PRINT

Date	Time
12/10/20	17:06:19

LAST REV

Date	Time
01/03/19	16:56:10
danam	

PAT ACCT. 1523

USER DEFINED

Prior Id # 1:	12756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PETER T/	1511-73		7/12/2017	Convenience	100	No	No		
HOUSER PAUL C	1324-25		7/31/2006		825,000	No	No		
HOUSER PAUL C/T	1255-23		7/12/2002	Family	1	No	No		
CARBONE MATILDA	1237-5		5/18/2001		340,000	No	No		
	698-183		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1505	Redo Bat	20,000	C				reno 2 full now 1f
11/6/2015	1742	Manual	4,929					
9/11/2002	799	Addition	25,000	O		G4	GR FY04	ADD BDRM/BATH-WITH

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2016	Meas/Inspect	DGM	D Mann
9/20/2016	Permit Visit	DGM	D Mann
2/2/2009	Meas/Inspect	336	PATRIOT
11/16/2006	MLS	MM	Mary M
10/12/1999	Meas/Inspect	243	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6738		Sq. Ft.	Site		0	85.	0.92	2									528,819						528,800	

Total AC/HA: 0.15468 | Total SF/SM: 6738 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 528,819 | Spl Credit | Total: 528,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.05634665
Const Adj.:	1.00801504
Adj $ / SQ:	143.750
Other Features:	115321
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691558
Depreciation:	31812
Depreciated Total:	659746

COMMENTS

643-5184.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

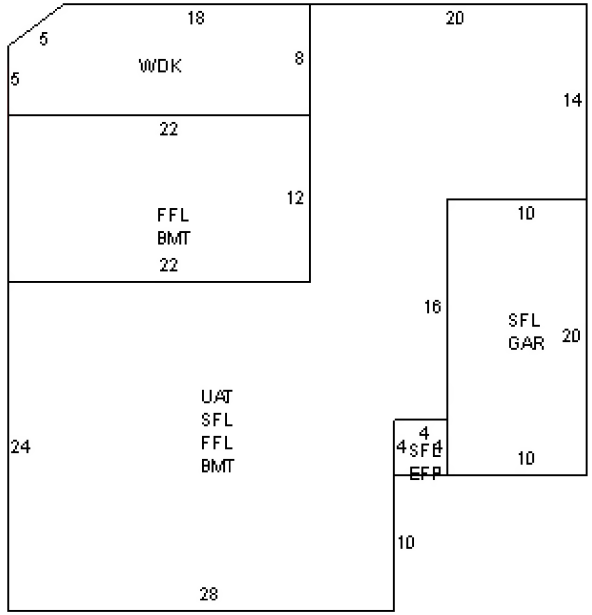
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.12
Special Features:	0	Val/Su Net:	145.02
Final Total:	659700	Val/Su SzAd	255.30

SKETCH



C=0 F=100 D=0/0/17 PF=0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,316	89.700	118,045
FFL	First Floor	1,316	143.750	189,175
SFL	Second Floor	1,268	143.750	182,275
UAT	Upper Attic	263	57.500	15,122
GAR	Garage	200	27.720	5,544
WDK	Deck	170	11.980	2,036
EFP	Enclos Porch	16	73.180	1,171
	Net Sketched Area:	4,549	Total:	
Size Ad	2584	Gross Are	14806	FinArea 3768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	